

026511

TRANSFER
TAX
PAIDWARRANTY DEED
Corporation

KNOW ALL MEN BY THESE PRESENTS,

That **FORESITE, INC.**, a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **DANA A. BOLDUC** and **MONIQUE A. BOLDUC**, husband and wife, both of Waterville, in the County of Kennebec and State of Maine, and whose mailing address is Grove Street, Waterville, Maine 04901, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said **DANA A. BOLDUC** and **MONIQUE A. BOLDUC**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and more particularly bounded and described as follows:

Commencing at an iron pin situated in the southerly corner of Lot #3 as delineated on a plan of lots entitled "Hazelwood Avenue, Waterville, Maine", dated July 14, 1973, and filed in the Kennebec County Registry of Deeds, which iron pin is situated approximately ten (10) feet southerly of an iron pin which in turn is situated one hundred sixty-five (165) feet, more or less, easterly of a spike in the pavement at the intersection of the southerly right of way line of Hazelwood Avenue and the westerly right of way line of Drummond Avenue; thence in a general easterly direction along the southerly right of way line of Hazelwood Avenue (the aforesaid southerly right of way line being identical with the southerly line of a ten (10) foot strip of land previously conveyed by the within Grantor to the City of Waterville for purposes of public passage), a distance of ninety-nine and four tenths (99.4) feet to a point; thence at a right angle and in a general southerly direction a distance of one hundred eighty-one and eight tenths (181.8) feet, more or less, to an iron pin; thence in a general westerly direction along the northerly line of land now or formerly of one Vigue and others a distance of one hundred one and three tenths (101.3) feet, more or less, to a twenty-four inch pine; thence in a general northerly direction a distance of two hundred four and fifteen hundredths (104.15) feet to an iron pin situated at the point of beginning.

Meaning and intending hereby to convey Lot #3 as delineated on a "Plan of Lots, Hazelwood Avenue, Waterville, Maine" dated July 14, 1973, and filed in the Kennebec County Registry of Deeds and more particularly meaning and intending hereby to convey a portion of the premises acquired by Home Development Company by Trustee's Deed of Arthur J. Alden dated October 17, 1945, and recorded in the Kennebec Registry of Deeds in Book 823, Page 108, and by deed of Vesta J. Putnam recorded in the Kennebec County Registry of Deeds in Book 823, Page 105. Home Development Company has been merged into Foresite, Inc.

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said DANA A. BOLDUC and MONIQUE A. BOLDUC, as joint tenants and not as tenants in common, to them and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said FORESITE, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by ROBERT A. ROSENTHAL, its President, thereunto duly authorized, this 8th day of October, in the year of our Lord one thousand nine hundred and eighty-seven.

Signed, Sealed and Delivered
in the presence of:

FORESITE, INC.

Natalie P. Bragg

Robert A. Rosenthal
By: Robert A. Rosenthal, President

STATE OF MAINE
KENNEBEC, SS.

October 8, 1987

Then personally appeared the above named ROBERT A. ROSENTHAL, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Natalie P. Bragg
Notary Public
Print Name Natalie P. Bragg



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